

ROBERT HUNTER
B ARCH, MSC (BUILDING)
GREENWICH RESIDENT

St Leonards South Residential Precinct Public Meeting

20 May 2019

REDUCE DENSITY, BUILDING HEIGHTS

- Current Draft Master Plan: 2400 dwellings = 4800 people plus the populations of the projects underway in St Leonards Crows Nest. This is too many people for the area.
- Building heights 15-19 floors near station, 8-10 floors at edge. This is too bulky and overpowering, too much overshadowing of greenspace
- No justification for the Precinct population of 4800, no transparent correlation with Greater Sydney Commission population targets.
- Does not meet Guiding Design Principles requirements:
 - The design of transition areas between low and high rise (cf Naremburn, Willoughby Road)
 - Overshadowing of public open spaces (Newlands Park)
- Any review of the feasibility study should not use land values based recent inflated sales in the Precinct.
- The Precinct population should be reduced by at least 30%
- The Precinct should have low rise (max 3 floors) medium density residential to Park Road, River Road and Canberra Avenue

IMPROVE RIVER ROAD

- The road network around the Precinct is finite. Increased population will have a great impact on the network.
- River Road is one of few opportunities for improvement. It is at capacity in the am and pm peaks now.
- River Road is a major east west connector and needs a significant upgrade:
 - Widen to 2 lanes in each direction from Crows Nest to Lane Cove with bike/shared path
 - Pedestrian bridge connection from Precinct to access Smoothery Park, Wollstonecraft Station
 - Upgraded signalised intersection at Duntroon Avenue for Precinct access
 - Close Canberra Avenue and convert to parkland
 - Consider improvements to Greenwich Road intersection